

District Council of Robe  
Council Assessment Panel

Minutes of the Council Assessment Panel Meeting held 24 March, 2021 commencing at 4.00pm at the District Council of Robe Chambers, 3 Royal Circus, Robe.

**PRESENT**

Liz Travers (Presiding Member), Cr Ned Wright (Elected Member), Meg Redman (Independent Member), Mark Teakle (Independent Member) and Michael Talanskas (Independent Member).

**APOLOGIES**

James Holyman, Chief Executive Officer and Rob Moir, Director of Infrastructure

**IN ATTENDANCE**

Damian Dawson (Assessment Manager), Michelle Gibbs (Development Officer), Varsha Kulkarni (Planning Chambers)

**IN GALLERY**

Duncan Young, Tim Rogers and Warren Tucker  
By video link Luke Willis, Hosking Willis Architecture and Paul Altschwager

**OPENING, WELCOME AND INTRODUCTIONS**

Acknowledgement of Traditional Owners.

Presiding Member welcomed members, staff and the gallery to the meeting.

The Presiding Member outlined the process of the Council's Assessment Panel (CAP) meeting to the members of the gallery, advising that the role of the CAP is to assess Development Applications against the relevant planning provisions.

The Presiding Member advised that the Representors and the Applicants would be invited to address CAP and answer any questions from Panel Members, and then there would be a closed section of the meeting, where the public is excluded, to discuss and consider the Application. The public gallery was advised that they could contact Council the next day and find out the outcome.

**APPOINTMENT OF PRESIDING MEMBER**

The District Council of Robe has appointed Ms Liz Travers as Presiding Member of the Assessment Panel until the Regional Assessment Panel has been formed.

Received

**TERMS OF REFERENCE AND MEETING PROCEDURES**

Mr M Talanskas moved that the Terms of Reference dated 22 March 2021 and Meeting Procedures as tabled be adopted for the term of the Panel.

Received

## **CONFIRMATION OF MINUTES**

Cr N Wright moved that the minutes of the CAP meeting held on the 16 December 2020, as circulated are confirmed as an accurate record of the proceedings of the meeting.

Seconded Ms M Redman

Carried

## **BUSINESS WITH NOTICE**

Nil

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Nil

## **CONFLICT OF INTEREST**

None declared

## **DELEGATIONS**

1. Application No. 20000974 – 3 Davenport Street, Robe  
Mr Duncan Young addressed the Panel in relation to his Representation  
Mr Tim Rogers addressed the Panel in support of the proposal
2. Application No. 20001424 – 10 Hagen Street, Robe  
Mr Paul Altschwager addressed the Panel in relation to his Representation  
Mr Luke Willis addressed the Panel in support of the proposal  
Mr Warren Tucker addressed the Panel in support of the proposal

## **EXCLUSION OF PUBLIC**

Cr N Wright moved that the Panel resolves that it will exclude the public from attendance during that part of the meeting that consists of its discussion or determination by the Panel under Regulation 13 (2) (b) of the Planning, Development and Infrastructure (General) Regulations 2017, excepting for the following persons:-

- Damian Dawson (Assessment Manager)
- Michelle Gibbs (Development Officer/Minute Taker)
- Varsha Kulkarni (Planning Chambers)

Seconded Mr M Teakle

Carried

*The Panel moved into "Confidence" at 4.30pm*

## **DEVELOPMENT APPLICATIONS**

**Development No.** 20000974  
**Applicant:** Tim Rogers and David Robinson  
**Address:** 3 Davenport Street, Robe  
**Nature of Development:** Demolition of existing dwelling and construction of a two storey dwelling

Moved Mr M Teakle that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 20000974, by Timothy Rogers and David Robinson is granted Planning Consent subject to the following reasons/conditions/reserved matters:

## CONDITIONS

1. The Development shall be carried out in accordance with plan/s and details as approved by Council except where required to be varied by any condition of consent or where approval is sought from and granted by Council, for any variation.
2. A final landscaping plan providing details of the retention of existing landscaping along the northern boundary and supplementary plantings to limit overlooking to the north shall be provided to the satisfaction of Council prior to the grant of Building Rules Consent.
3. Landscaping must be designed, undertaken and maintained in accordance with the plans and details forming part of the development authorisation.
4. A final ground and lower ground floor plan updating the width of the northern balcony shall be provided to the satisfaction of Council prior to the grant of Building Rules Consent.
5. All vehicle car parks, driveways, vehicle entry and manoeuvring areas must be designed, constructed and maintained in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6.2009)
6. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:
  - (a) result in the entry of water into a building; or
  - (b) affect the stability of a building or;
  - (c) create unhealthy or dangerous conditions on the site or within the building; or
  - (d) flow or discharge onto the land or an adjoining owner and not flow across property boundaries and onto the adjoining road.
7. Approval shall be obtained from the District Council of Robe for a new On-Site Wastewater system or alteration to an existing system prior to issue of Development Approval. An application form can be downloaded from Council's website and submitted with a wastewater engineers report (if applicable) and relevant plans. Once approval has been granted, please upload the Wastewater Approval to PlanSA ePlanning Platform.

## ADVISORY NOTES

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
  - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
  - b. if an appeal is commenced—
    - i. until the appeal is dismissed, struck out or withdrawn; or
    - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).
4. An approved development must be substantially commenced within 12 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Seconded Mr M Talanskas

Carried

**Development No.** 20001424  
**Applicant:** Warren Tucker  
**Address:** 10 Hagen Street, Robe  
**Nature of Development:** One single storey dwelling and one two storey dwelling

Moved M Talanaskas that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 20001424, by Warren Tucker is granted Planning Consent subject to the following reasons/conditions/reserved matters:

## CONDITIONS

1. The Development shall be carried out in accordance with plan/s and details as approved by Council except where required to be varied by any condition of consent or where approval is sought from and granted by Council, for any variation.
2. A final landscaping plan providing details of the hard and soft landscaping and fencing proposed shall be provided to the satisfaction of Council prior to the grant of Building Rules Consent. The plan shall minimise the extent of hard paving within the front setbacks of each dwelling (Hagen and O'Halloran Streets) and include appropriate front fencing constructed from stone with a maximum height of 1.2 metres. The landscaping plan for Lot 40 shall provide landscaping that incorporates denser and

taller plantings on the corner of Hagen Street and O'Halloran Street and along the Hagen Street frontage to minimise the visual impact of the development.

3. Landscaping must be designed, undertaken and maintained in accordance with the plans and details forming part of the development authorisation.
4. A final schedule of building materials, finishes and colours shall be provided to the satisfaction of Council prior to the grant of Building Rules Consent. The schedule should include the use of natural (sand / cement) solid rendered wall finishes or unrendered stone.
5. All vehicle car parks, driveways, vehicle entry and manoeuvring areas must be designed, constructed and maintained in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009)
6. All stormwater design and construction will be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage will not at any time:
  - (a) result in the entry of water into a building; or
  - (b) affect the stability of a building or;
  - (c) create unhealthy or dangerous conditions on the site or within the building; or
  - (d) flow or discharge onto the land or an adjoining owner and not flow across property boundaries and onto the adjoining road.
7. Approval shall be obtained from the District Council of Robe for a new On-Site Wastewater system or alteration to an existing system prior to issue of Development Approval. An application form can be downloaded from Council's website and submitted with a wastewater engineers report (if applicable) and relevant plans. Once approval has been granted, please upload the Wastewater Approval to PlanSA ePlanning Platform.
8. A detailed site works plan showing the proposed finished site and floor levels, extent of cut and fill and location of retaining walls/batter shall be provided to the satisfaction of Council prior to the issuing of Building Rules Consent. The site works plan shall confirm, and provide a reference to, the existing floor level of the adjoining dwelling to the north.

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2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

3. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
  - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
  - b. if an appeal is commenced—
    - i. until the appeal is dismissed, struck out or withdrawn; or
    - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).
4. An approved development must be substantially commenced within 12 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Seconded Mr M Teakle

Carried

### **CONCLUSION OF CLOSED MEETING**

Moved Cr Wright that the Panel resolves to conclude its exclusion of the public from attendance at the meeting under Regulation 13(2)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

The Panel moved out of “In Confidence” at 5.40pm.

Seconded Ms M Redman

Carried

### **NEXT MEETING**

The date of the next CAP Meeting is yet to be determined as they are held on an as need basis.

### **CLOSURE**

Meeting closed at 5.45pm



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ASSESSMENT MANAGER

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PRESIDING MEMBER